

CPC Meeting Minutes March 12, 2014

7:30 P.M.

Kingsbury Room
Wellesley Police Station

The Wellesley Community Preservation Committee held its monthly meeting in the Kingsbury Room of the Wellesley Police Department.

Present were the following CPC members: Allan Port (Chair), Barbara McMahon (Vice Chair,) Jim Conlin, Tad Heuer, Tony Parker, Deborah Carpenter, Kathy Egan and Susan Troy.

Also in attendance was Deb Guyot, Executive Director of the Wellesley Housing Authority.

The Chair called the meeting to order at 7:36 PM

Citizens Speak

No citizens were present or chose to speak.

Discussion of CPC Motion to fund Wellesley Housing Authority (WHA) Needs Assessment from Administrative Funds

Chair Allan Port reminded the committee that the CPC is not allowed to transfer its “administrative” funds in order to fund any part of a project. We are allowed to hire consultants and otherwise expend administrative funds to help us perform our work.

Deb Guyot reported on the status of the \$25,000 grant made in FY 13 to the WHA. There has been a change in scope and Ms. Guyot wanted to inform the CPC and determine if they still supported the funding. Originally, the grant was requested and approved for a needs assessment of affordable housing on Washington Street (Morton Circle.) The WHA wishes to proceed with a Comprehensive Affordable Housing Needs Assessment for the Town of Wellesley; the scope of the study widened to be “comprehensive.”

Discussion followed. It was agreed that a “comprehensive” needs assessment would indeed be preferable. In reviewing this project, the Chair emphasized that the CPC can fund the needs assessment as the work will be performed to help the CPC determine the worthiness of future WHA projects. He requested that the Request for Services make it clear that the work is being performed the benefit of both the Wellesley CPC and the Wellesley Housing Authority.

Susan Troy spoke of the need for improved communication between the WHDC and the WHA and to that end Ms. Guyot and Ms. Troy agreed to exchange e-mails and work towards this improved communication.

Mr. Conlin moved that the CPC reaffirm its financial commitment to the WHA and that the \$25,000 set aside last year be used by the WHA for a comprehensive needs assessment of affordable housing in the town of Wellesley. It should be stated that the WHA **and** CPC sponsor this project.” Kathy Egan seconded the motion. The motion was passed by a unanimous vote.

Chair Allan Port then moved the discussion to several “housekeeping” items.

Tad Heuer noted that Article 14, Motion 1 needs to be amended to include a correction to the title” rather “Historical Preservation.” It should read “Historical Resources.”

Additionally, Article 15, Motion 1, (not our motion) should note that the approved allocation of CPC funds is a total of \$970,205.

Alan Port moved the motion and Barbara McMahon seconded it. This motion was approved by a unanimous vote.

Other Project Updates:

Historical Preservation/Library Chimney: Tad Heuer reported that the project was due to be finished in January but mainly because of the weather a March completion date is projected.

Recreation/Dock Extension: Jim Conlin reported that they had successfully secured the needed \$4,000+ additional funds to compliment the CPC funding.

WHDC: Susan Troy reported that the WHDC continued to pursue the needed information about costs and feasibility of building affordable housing on the town’s Boulevard Avenue site.

Fuller Brook: Barbara McMahon reported that everything was moving ahead quite well. Currently the low bidder is being investigated and all indications are that there will be a very positive outcome. Ms. McMahon requested that members of the committee think about contributions to a FAQ sheet about the CPC’s relationship to this project.

Barbara McMahon moved that the committee accept the final draft of the CPC Report for the Advisory Handbook. The motion was seconded y Kathy Egan and was approved by a unanimous vote.

Allan Port encouraged the various members to have discussions within their Boards about future projects to be funded by the CPC. There are currently no reports of discussion about major projects for FY 2018.

Tad Heuer stated that the Historical Commission was contemplating two proposals. One concerns an effort to provide historical plaques to homes in Wellesley that were built 100 years prior to the current year. The value of this type of activity is being researched as a tool of historical preservation.

Additionally, the Historical Commission is looking into opportunities to claim and reuse historical elements from elementary schools slated for major renovations, particularly Hunnewell and Hardy.

Mr., Heurer estimates that an approximately \$60,000 request may be forthcoming for these three projects.

Tony Parker initiated a short discussion on future projects for the Historical Society; how their new building might be used and if there were any long term needs that might be identified for funding by CPC.

Minutes: The minutes from the CPC public hearing on February 12 were reviewed and corrected. Jim Conlin moved that the minutes be approved and Tony Parker seconded this. This motion was approved by a unanimous vote.

The minutes from the (regular) CPC Meeting were then reviewed. Jim Conlin further moved that the minutes from February 12 be approved and this was seconded by Tad Heuer. This motion was approved by a unanimous vote.

Adjournment: Jim Conlin moved to end the meeting at 8:40 and this was seconded by Deb Carpenter and after a vote the motion passed unanimously and the meeting closed.